



Salvington Gardens, Worthing

Offers In Excess Of
£425,000
Freehold

- Chalet Bungalow
- Two Bathrooms
- Four Bedrooms
- Juliet Balcony
- Open Plan Kitchen/Diner
- EPC Rating - C
- Utility Room
- Council Tax Band - E
- CHAIN FREE
- Freehold

Robert Luff & Co are delighted to offer to the market this beautiful four bedroom detached bungalow situated in the sought after Salvington location close to local shops, amenities, schools, parks, bus routes and mainline station. Accommodation offers entrance porch, hall, lounge, kitchen/diner, utility room, two bedrooms and a bathroom. Upstairs has two double bedrooms and a shower room. Other benefits include a Juliet balcony, off road parking, shared driveway and a low maintenance rear garden with artificial grass.

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Accommodation

Front Door

Attractive composite double glazed front door opening into:

Entrance Porch

Quarry tiled floor. Frosted double glazed windows. Attractive leaded light stained glass window door opening into:

Entrance Hallway

Herringbone brick block laid flooring. Radiator. Downlighters. Under stair storage cupboard.

Lounge 14'4" x 16'9"x max (4.37m x 5.13x max)

Radiator. TV point. Telephone point. Mult fuel burner set into chimney with tiled hearth and driftwood oak mantle. Feature double glazed bay window to front with Southerly aspect.

Kitchen/Diner 20'8" x 12'5"x max (6.31m x 3.81x max)

Open plan kitchen/diner with a selection of white fronted base and wall units with wood effect work surface incorporating sink with mixer tap. Wine rack. Stack of drawers. Metrobrick tiled splashback. Hotpoint double oven. Electric four ring hob with extractor fan over. Integrated dishwasher. Downlighters. Double glazed windows.

Dining area has attractive herringbone stripped wood laid flooring. Downlighters. Double glazed window. Double glazed door to rear garden.

Utility Room

A range of white fronted base and wall units. Wood effect work surface with sink and mixer tap. Space and plumbing for washing machine. Further appliance space. Radiator. Tiled floor. Downlighters. Cupboard enclosed electric metres. Double glazed windows to side

Bedroom Three

TV point. Radiator. Double glazed window to side.

Bedroom Four

TV point. Radiator. Double glazed window to side.

Bathroom

White suite with a panel enclosed bath with mixer tap. Large shower cubicle with rainfall head and separate shower attachment. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled splashback walls. Heated towel rail. Downlighters. Extractor fan. Two frosted double glazed windows.

Stairs

Up up :

First Floor Landing

Bedroom One 14'9" x 11'9" (4.50m x 3.58m)

Radiator. Dimmer Switch. Downlighters. Three double glazed windows. Double glazed french doors to Juliet balcony.

Bedroom Two 14'9" x 11'9" (4.50m x 3.58m)

Radiator. Eave storage cupboard. Downlighters. Three double glazed windows.

Shower Room

Fitted shower cubicle with rainfall head and separate shower head. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor. Downlighters. Extractor fan. Double glazed window.

Juliet Balcony

View of the rear garden.

Rear Garden

Laid patio area. Side path to front. Outside tap. Large artificial laid lawn area.

Front Garden

Paved hard standing area. Gravel driveway.

Agents Note

The seller of this property is connected to an employee of Robert Luff & Co





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Floorplan



Total area: approx. 126.4 sq. metres (1360.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.